

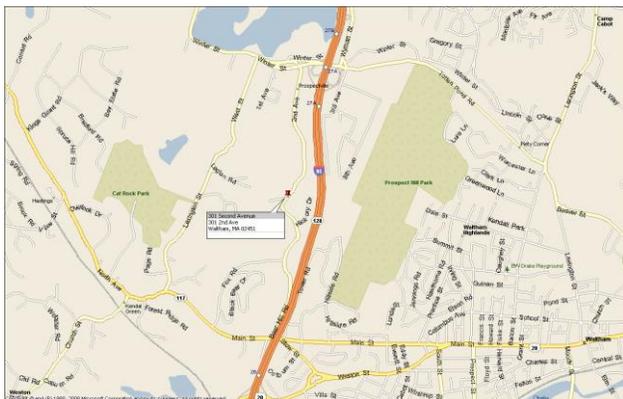
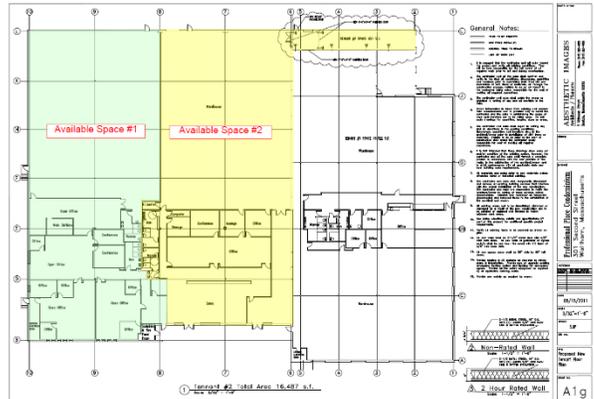


# 301 SECOND AVENUE WALTHAM, MASSACHUSETTS

Boston Commercial Properties is pleased to present 30,497 sf consisting of 14,644 sf and 15,853 sf of high quality warehouse/flex space at 301 Second Ave. in Waltham, MA. This property is very well located immediately off of Route 128 between Exits 26 and 27. The available space is adaptable to various warehouse, wholesale, distribution, R&D and light manufacturing uses.

**Space Available #1:** 14,644 sf  
**Space Available #2:** 15,853 sf  
**Total Space Available:** 30,497 sf

**Building Size:** 49,656 sf  
**Office Area:** Approximately 11,000 sf  
**Ceiling Height:** 14 ft. clear  
**Loading:** (3) grade level access doors & (1) tailboard loading dock  
**Availability:** Immediate  
**Lease Rate:** \$12.00 NNN psf Year 1 – As is



**For further information or to schedule a tour, please contact:**

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